Re Casa S.r.l.s.
Via San Francesco n. 13 b/c - 63074 San Benedetto del Tronto (AP)
0735365467

Building site to San Benedetto del Tronto

Ref. 1



Moretti Apartments

Portion of building with change of use from commercial to residential for the construction of 4 residential units on the ground floor. Located directly on Viale Marconi (San Benedetto Del Tronto seafront, former Bar Moretti), 1st row to the sea. The project will exactly respect the aesthetic typology of the existing building on the upper floors.

Modular solutions available in the following sizes: 47 m2, 50 m2, 65 m2, 70 m2, 98 m2, 127 m2. The real estate units in question can be distributed on two levels: ground floor with exclusive private courtyards and/or ground floor and basement overlooking condominium courtyards and equipped with openings with floor-to-ceiling and parapet windows. Warehouses available for storing bikes and scooters. Each apartment has its own condominium entrance and pays reduced condominium fees.

Finishes: the floors of the living rooms, kitchens, bedrooms and hallways will be made with a wood-effect Marazzi Gres flooring - Corona Effetto Legno- Marazzi Block 75x 75, the bathroom coverings will be made of porcelain stoneware tiles from Marazzi grande lastri or similar companies in the 60 x 120 cm format, from the following series and colours chosen by the customer, the main entrance doors to the residential units will be of the armoured type measuring 90x210cm, with a class 3 burglar-proof level with a single door firmly fixed to the structure, with high acoustic and thermal insulation performance, the doors will be equipped with: a wood-covered steel security door, with a single door, fixed bolts, translation opening limiter, thick door made of galvanised steel, 2 hinges adjustable in both directions in steel, three-sided

frame in thick galvanised steel, panel-holding corners, acoustic insulation up to 40 dB, the building design and of the related systems has been designed to achieve a high energy classification, in compliance with the Ministerial Decree of 26 June 2015 and the recent provisions aimed at the carbon neutrality of buildings, in particular, the building will be certified in class A4.

Summer and winter air conditioning, as well as the production of domestic hot water, will be guaranteed by a high-efficiency air/water heat pump system, the entire need for domestic hot water will be satisfied by a high-efficiency heat pump system, the same system that will also guarantee heating and cooling of the rooms, thanks to this solution, it will be possible to optimize energy consumption and ensure a high level of internal comfort in every season.

The primary function of these circuits is winter heating, through the circulation of low-temperature hot water, established in the design phase through specific thermo-technical calculations.
Stratigraphy and components
 Shaped polystyrene panels: they act as an insulating support, both from a thermal and acoustic point of view, and allow the pipes to be anchored in an orderly fashion.
 Polyethylene pipes: arranged in a serpentine pattern, in which the heat transfer fluid (hot water) flows. The serpentine configuration, designed according to specific pitch and length criteria, guarantees homogeneous heat distribution.
 Lightweight screed: created over the insulating panel and pipes, it has the function of incorporating and protecting the radiant system, subsequently allowing the laying of the floor. The thickness and composition of the screed are determined based on the structural and insulation characteristics required by the project.
 Floor finish: can be made of tiles, parquet or other material suitable for heat transmission. It is important that the finishing layer has a high thermal conductivity, to maximize the efficiency of the system.
Collectors and regulation
Each radiant system is connected to a collector (or more collectors, if the house has more zones), equipped with:
 Shut-off taps on the start and return lines to allow for any maintenance work;
 Flow meters or flow meters, which allow each circuit to be correctly balanced;
 Fittings and air venting and water drainage systems to eliminate any air bubbles and allow the circuit to be cleaned;
 Electrothermal actuators on each individual circuit, controlled by a room temperature probe (or thermostat), so as to be able to independently regulate the temperature of each room or zone.

Each apartment will be equipped with a temperature regulation system, consisting of a user interface located in the living room (or in another room, according to the indications of the Works Management). This system can also be integrated with a home automation system, allowing all the air conditioning parameters to be easily set and controlled, both locally and remotely. The wall units will be controlled by a specific command.

Controlled Mechanical Ventilation (CMV) with heat recovery offers numerous advantages in terms of living comfort, energy efficiency and the healthiness of internal environments.

HOME AUTOMATION SYSTEM
Inside the apartments there will be only provision for the smart home automation system for the integrated control of various activities related to the management of the house:
 lights (local, general and remote on/off);
 blackout rollers (local, general and remote opening/closing);
 loads (possibility of setting a priority for household appliances so as not to exceed the power supplied by A2A with consequent interruption of the current);
 energy consumption via smartphone and receiving notifications in case the energy limit is exceeded to avoid blackouts;
 scenarios (the possibility of carrying out multiple operations with a single command, e.g. night command turns off all the lights and closes the blackout curtains, customizable by the user).
To remotely control these functions via a dedicated app, you will need to use an internet connection; please note that internet connectivity is not provided by the specifications, but rather it will be the buyer's responsibility to sign a contract with the chosen landline operator.

Expected delivery: July 2025

Features

Antenna switch	Internet high speed coverage (ADSL)
Air Conditioning	Telephone system
Armoured entrance door	Availability (multiple selection) : 6 months
More properties are avilable in this same building	New development

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Nearby

Gymnasiums:	Wellness centre (spa):
Football field:	Sport complex:
Tennis court:	Cycling lanes:
Recreation grounds:	Public means of transport:
Elementary schools:	Junior high school:
Senior high school:	Pizzerias:
Restaurants:	University:





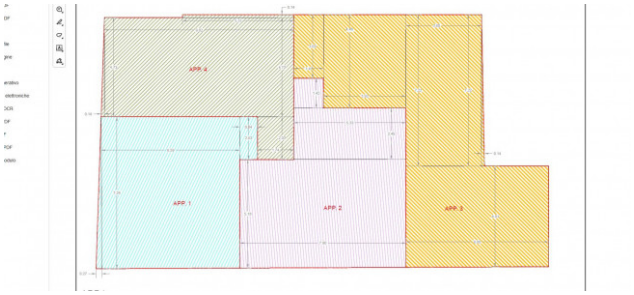




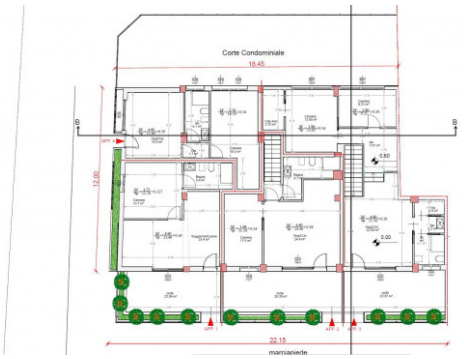




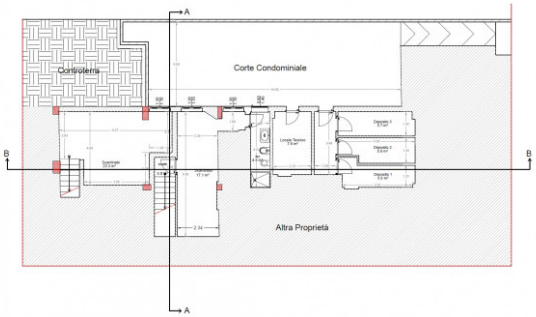




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PROSPE



PIANTA PIANO SEMINTERRATO

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